

# \$1,806,500 - 74 Pollard Cove West Lot 41, Watersound

MLS® #977520

**\$1,806,500**

4 Bedroom, 5.00 Bathroom, 2,609 sqft

Detached Single Family on 0.17 Acres

WATERSOUND ORIGINS, Watersound, FL

Welcome to the newly completed Rosecliffe II, by Romair Homes - a beautifully crafted single-level residence that offers an elevated blend of coastal charm and modern sophistication in the sought-after Powell Landing East neighborhood of the Watersound Origins community. This 4-bedroom, 4.5-bathroom home spans 2,609 SF and features 12' ceilings throughout and engineered white oak flooring, creating a sense of grandeur and effortless elegance from the moment you enter. Designed for both everyday comfort and elevated entertaining, the open-concept living area is anchored by a modern yet cozy 42" fireplace with a stucco chimney. A wall of 10' PGT sliding glass doors blurs the line between indoors and out, leading to a generously sized covered porch, expansive pool deck, and a cabana with fireplace delivering an inviting backdrop for relaxing evenings and social gatherings.

The private backyard is a true sanctuary, featuring a gunite saltwater pool with integrated spa and a spacious paver pool deck with plenty of space for lounging in the sun. Inside, the chef's kitchen is a true showpiece with stained white oak cabinetry, champagne plumbing fixtures, Silestone quartz countertops, and top-of-the-line GE Monogram appliances, blending high-end performance with designer sophistication. Each of the four bedrooms has its own ensuite bathroom with designer tilework and illuminated shower



niches for added ambiance as well as a spacious closet.

With its unique architectural appeal, thoughtfully selected finishes, and an emphasis on indoor-outdoor connection, the Rosecliffe II offers the perfect balance of beautiful design and inviting atmosphere.

Experience refined coastal living in one of Watersound Origins' most sought-after neighborhoods nestled alongside Lake Powell. The Watersound Origins community offers an unparalleled lifestyle in South Walton - exceptional amenities, notoriously friendly and welcoming atmosphere, zero short-term rentals, and close proximity to all that 30A and Inlet Beach has to offer. Enjoy the zero-entry pool, playground, sports courts, and fitness center at the Village Commons, play a round of golf or foot golf at the Origins Golf Course, or take a walk along the many miles of walking and biking trails that wind all throughout the neighborhood! The new Watersound Town Center located at the entrance to the community offers several fantastic dining options (casual and formal), medical services, Starbucks, Publix, a Pavilion that hosts events year round, and more!

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 977520      |
| Price          | \$1,806,500 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,609       |
| Acres          | 0.17        |
| Year Built     | 2026        |

|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | Florida Cottage        |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 74 Pollard Cove West Lot 41 |
| Area        | 18 - 30A East               |
| Subdivision | WATERSOUND ORIGINS          |
| City        | Watersound                  |
| County      | Walton                      |
| State       | FL                          |
| Zip Code    | 32461                       |

### Amenities

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid |
| Parking      | Garage Door Opener                                                                 |
| # of Garages | 2                                                                                  |
| Has Pool     | Yes                                                                                |
| Pool         | Heated, In Ground                                                                  |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater                                                            |
| Heating           | Central, Gas - Natural                                                                                                        |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                                                                        |
| # of Stories      | 1                                                                                                                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Hot Tub, Pool - Gunite Concrct, Outdoor Shower, Sprinkler System |
| Roof              | Shingle                                                                        |
| Construction      | Roof Pitched, Siding CmntFbrHrdBrd                                             |
| Foundation        | Slab                                                                           |

### School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Watersound Real Estate |
|----------------|------------------------|

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